LOTS 11, 12 & 13 GILBERT PARK S/
OF SW1/4 OF NW1/4, RUN W 276.69
E 277.16 FT, S 491.15 FT TO POB.

NICKS ANDREW G
273 SE HARDIN CT
HIGH SPRINGS, FL 32643-1582

2026

15-7S-17-09996-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

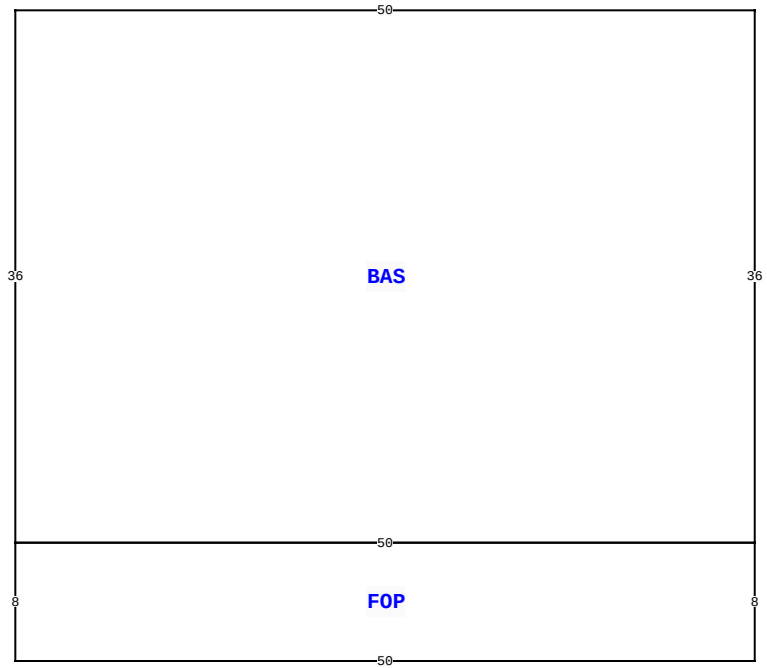
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15717.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	187,222
FOP	400	30		120	12,481
TOTALS	2,200			1,920	199,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,920	114.6540	128.41	246,547	2006	2006	0	0	0	19.00	81.00

2 SINGLE FAM 100% - 2015 Heated Area: 1800 HX Base Yr 2015



271 SE HARDIN CT, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,703
TOTAL MARKET OB/XF VALUE		15,500
TOTAL LAND VALUE - MARKET		31,000
TOTAL MARKET VALUE		246,203
SOH/AGL Deduction		81,234
ASSESSED VALUE		164,969
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,247
TOTAL JUST VALUE		246,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,669

PRMT:1:1: 6 MTS TEMT FOR TVL TRL

SALE:1:1: ALREADY IN HER NAME-DO NOT KNOW WHY THIS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24733	SFR	543	07/10/2006
18462	M H	125	06/29/2001
16734	M H	75	03/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/1432	10/31/2015	WD	U	I	16	64,500
GRANTOR: SARAH HUNTER						
GRANTEE: ANDREW G NICKS						
1278/0871	7/17/2014	WD	U	I	12	145,100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ANDREW NICKS & SARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S36 FOP= S8 E50 N8 W50$ E50 N36$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0060	CARPORT F	0	100	16	40	640.00	UT	5.00	5.00	100	2005	2005	3	100	3,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 15,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	491.00	277.00	3.10	AC		1.00	1.00	1.00	10,000.00	10,000.00	31,000							

REVIEW DATE 12/11/2017 BY BC Total Acres: 3.10 Total Land Value: 31,000 Market: 0 Agricultural: 0 Common: 31,000 PRINTED 11/18/2025 BY SYS